

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R44557

Pic 15

Property Information

property address: 1806 CAVITT

legal description: SUBER #1, BLOCK B, LOT 3

owner name/address: FERGUSON, RICHARD E

7752 SHIRLEY RD

BRYAN, TX 77808-7758

full business name:

land use category: Commercial Retail

type of business:

current zoning: MU-2

occupancy status: occupied

lot area (square feet): 7750

frontage along Texas Avenue (feet): NA

lot depth (feet): 150

sq. footage of building: 1560

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): Metal (prefab)

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: 1970

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 2

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 1/1A

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
